



2016 Housing & Redevelopment Authority

Year In Review





Housing

Richfield Rediscovered through the Years



131 homes built, 1991-2016





Richfield Rediscovered in 2016

- 4 applications approved
- 6 homes completed
- 3 lots acquired
- 5 lots available for sale













BEFORE AFTER













Richfield Rediscovered - 7309 10th Ave











BEFORE AFTER

















New Home Program

Single Family Purchase-Rehab

• 7305 17th

Sheridan Villas - Completed

• (3/5 townhomes income-restricted)





























Sheridan Villas – 7601 Sheridan Ave



Neighborhood Stabilization Program

Single Family Purchase Rehab

- 7227 Chicago Avenue
- Final undertaking utilizing NSP funding

AFTER

BEFORE



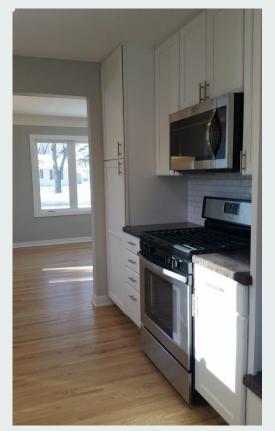


















Transformation Loan Program

- 3 Transformation
 Loans <u>approved</u>
- 3 loans completed



BEFORE

AFTER











Transformation Loan – 7028 Oak Grove

BEFORE AFTER











Transformation – 6334 11th Avenue

BEFORE AFTER









Community Development Block Grant Program (CDBG)

City received approx. \$240,000 in FFY 2016:

- \$18k Deferred Housing Rehab Loan
 Program
- \$195k Affordable Single Family
 Acquisition/Rehab or New Construction
 (under New Home Program)
- \$27k Public Services Funding



CDBG: Deferred Loan

Loans for health/safety or maintenance improvements for low-income households.

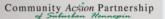
- Administered by Hennepin County
- 0% interest & no monthly payment
- Matures after 30 years, or upon sale of home
- Funds recycled back into program
- Can provide emergency funding



CDBG: Public Service Funding

Funding for local social service organizations serving low-income residents:







- HOME: home maintenance and chore services for elderly homeowners
- CAPSH: first-time homebuyer education, foreclosure prevention counseling, financial counseling, etc.
- HOMELINE: tenant education and advocacy (bilingual)



Community Fix-Up Fund

- 9 loans originated in Richfield in 2016
- **\$258,015** in total loan amount
- \$25,145 in HRA contribution (to write down interest rate to 3%)





Housing Resource Center

(Greater Metropolitan Housing Corporation)

- HRA contracts with HRC to provide:
 - Remodeling consultation services
 - Access to various housing rehab loan programs
 - Housing information on a variety of topics
- 195 services provided to 121 Richfield residents in 2016





Home Energy Squad Enhanced

Home Visits include:

- Installation of energy-saving products at no charge
- Home energy report, including thermal image testing and blower door testing
- Access to vetted insulation contractors, and ability to schedule on day of visit
- Information on available financing and rebates
- <u>98</u> households participated in 2016







Architectural Consultations

- Offers design input from licensed architects for large-scale remodeling projects
- \$25 visit, for 2-hr, in-home consult
- 9 participating local architects
- 37 visits in 2016



Additional Services

- On-going management of one HRA-owned rental property
- HRA Loan portfolio management





- Realtor workshop, "Richfield Revival"
- Farmers' Market Displays
- Richfield in Bloom/Richfield Beautiful
- Open Streets displays & activities
- Renovation Celebration Home Tour



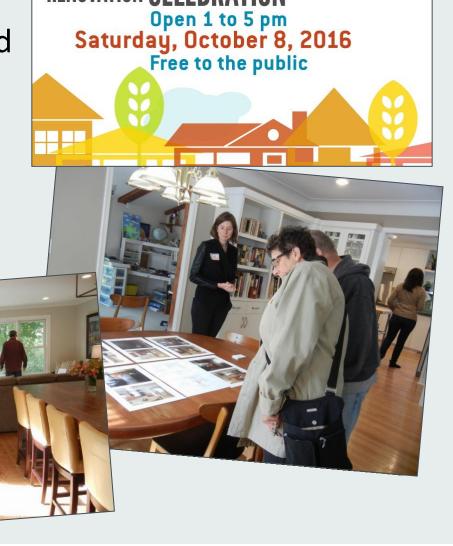




- Held Oct. 8th, 1-5pm
- Featured 5 remodeled Richfield homes
- 450 Individuals visited
- City-wide mailing

Local sponsors and volunteers





A TOUR OF REMODELED HOMES IN RICHFIELD



Renovation Celebration Home Tour



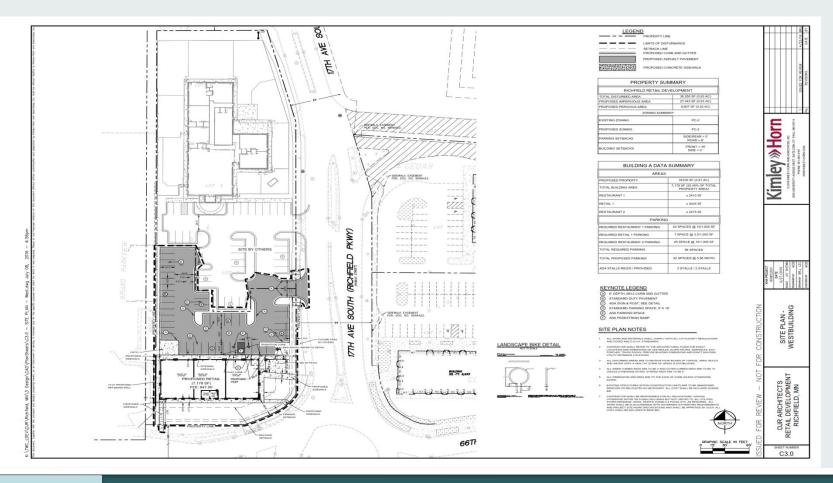
Rental Assistance

- Kids@Home
 - -31 families served in 2016
- Section 8 Voucher
 - -394 households served in 2016

Redevelopment



Commercial Developments Cedar Point Retail





Commercial Developments Cedar Point Retail



View From Northeast Corner



View From Northwest Corner



View From Southeast



Detail of Center Tenant

Richfield Retail - West Building

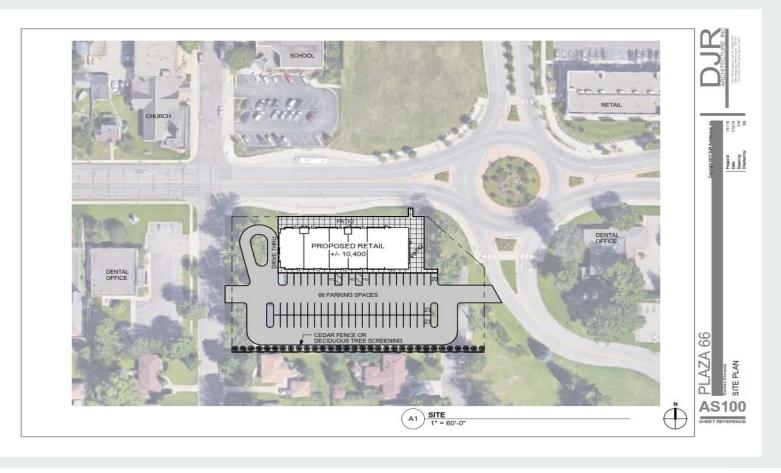
July 11, 2016

PERSPECTIVE RENDERINGS



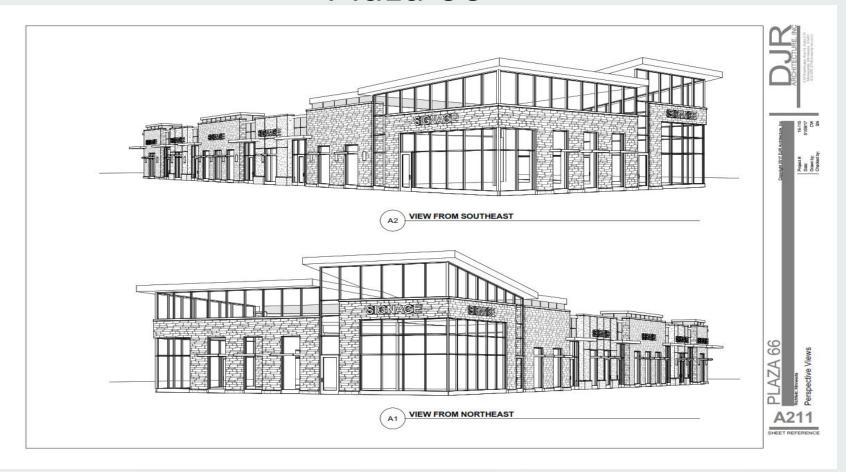


Commercial Developments Plaza 66





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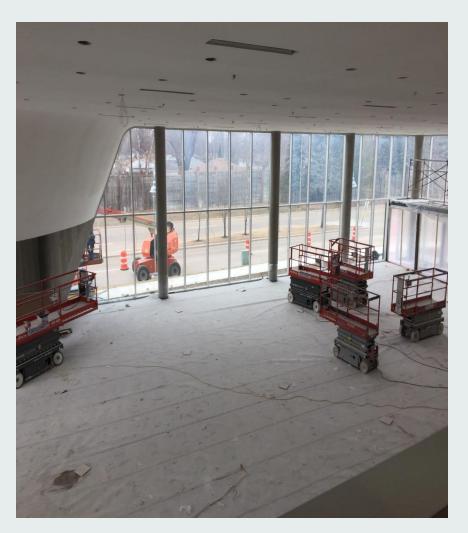




Commercial Developments Audi Richfield











Multi-family Housing Redevelopment Activity

- Former City Garage North
 Site
- Cedar Point II Housing
- Cedar Point South



Former City Garage Site - North





Former City Garage Site - North





Cedar Point II Housing



RICHFIELD PARKWAY VIEW



March 03, 2016 Rendering





Cedar Point II Housing





Cedar Point South





Cedar Corridor Development Map





Community Development 2016 Year In Review

Questions?

